From:
To: Danny Aleshire <danny.aleshire@awattorneys.com>
Cc: Ara Mihranian
Subject: RE: Center Median

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Danny Aleshire <danny.aleshire@awattorneys.com>
Sent: Friday, August 2, 2019 1:19 PM
To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Center Median

Ok. I think you're referring to the July 17 2018 CC meeting that I was not there for. I checked the minutes and there wasn't a reference to this issue. I think it would help if we specifically identified for Jill when and how this issue was raised by the Council if we are going to take this back to Council since I distinctly remember discussing this with her. Do you recall if the Council commented on this at that July 17 meeting (that went over 4 hours) or if it was some other meeting? I would like to review the video to confirm.

I think we should amend the Maintenance Agreement if anything, and not the DA, since the Maintenance Agreement lasts in perpetuity and is more specific about the Developer's maintenance responsibilities. We can insert a provision that the terms of the Maintenance Agreement control over any conflicting provisions in the Development Agreement.

From: Ara Mihranian [mailto:AraM@rpvca.gov]
Sent: Friday, August 02, 2019 8:39 AM
To: Danny Aleshire; So Kim
Subject: RE: Center Median

I am taking this back to the City Council.
They are required to maintain the medians and parkways along PVDS adjacent to the project site.
This was discussed at great lengths especially when discussing the new roadway improvements associated with Tract 50666.

Ara Michael Mihranian
Community Development Director

CITY OF RANCHO PALOS VERDES

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
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aram@rpvca.gov
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From: Danny Aleshire <danny.aleshire@awattorneys.com>
Sent: Thursday, August 1, 2019 7:34 PM
To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Center Median

Understood. I'm available anytime after 11:30am on Monday for a call.

The staff report for the DA did not expressly reference the medians among the set of property areas that the Developer must maintain, though it did reference streets, paths and parking areas.

I recall having a call with Jill when she requested this change and then discussed it with So to confirm, but if the Council had a different understanding on this matter then we have the ability to push back.

From: Ara Mihranian [mailto:AraM@rpvca.gov]
Sent: Thursday, August 01, 2019 5:48 PM
To: So Kim; Danny Aleshire
Subject: RE: Center Median

Danny,
We need to speak about this because So and I were both under the impression that the PVDS median maintenance would be Trump's responsibility.
This was unclear under the original document and we made a point to clarify this with the restated agreements.
In fact, in speaking with Jill it was agreed that their responsibility would only be along the frontage abutting their property similar to Terranea.
I am not sure when and how this language was changed.
We need to stand firm on this and take this back to the Council to correct the language in the DA to match the MA.

Ara Michael Mihranian
Community Development Director

CITY OF RANCHO PALOS VERDES

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From: So Kim <SoK@rpvca.gov>
Sent: Thursday, August 1, 2019 5:38 PM
To: 'Danny Aleshire' <danny.aleshire@awattorneys.com>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Center Median

Hi Danny,
Are you available for a phone call on Monday at 9:30AM?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Thursday, August 01, 2019 3:51 PM
To: So Kim <SoK@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Center Median

Hi So,

It means that we had a specific agreement with Trump on this particular issue. There is conflicting language, but the DA language is more specific on this issue and the language in the Maintenance Agreement is less clear. For example, the term "medians" in the Maintenance Agreement, could be interpreted to simply refer to medians within the Trump property, not along the public right of way on PVD.

Also the Conditions of Approval do not require permanent maintenance of landscaping along the medians.

So a proper reading would be that the language in the DA controls and Trump does not need to maintain the landscaped medians on PVD.

If this is a major issue for the City though and you would like to challenge them on this issue, we should discuss.

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Thursday, August 01, 2019 3:17 PM
To: Danny Aleshire
Cc: Ara Mihranian
Subject: RE: Center Median

Hi Danny,
So what does that mean? We have conflicting maintenance language, but we're going to uphold the DA language?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Thursday, August 01, 2019 2:52 PM
To: So Kim <SoK@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: FW: Center Median

Hi So,

I do remember discussing this issue with Jill and confirming the City's agreement on the issue last year.

The provision in the DA probably should have been added to the Maintenance Agreement, but since she only asked for it to be put into the DA, I didn't make any corresponding change to the Maintenance Agreement.

Let me know if you would like to discuss.

Thanks,
Danny

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, August 01, 2019 1:36 PM
To: So Kim
Cc: Michael Bolles; Lili Amini; Ara Mihranian; Juan Hernandez; Danny Aleshire
Subject: RE: Center Median

Hi So,
I've added in Danny as this issue was specifically addressed when we were finalizing everything last summer. The section I cited was specifically included to make clear that we were not responsible for the maintenance of the medians cited. We had not been responsible in the past and we confirmed we would not be responsible in the future.

Thanks,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: So Kim <SoK@rpvca.gov>
Sent: Thursday, August 1, 2019 1:31 PM
To: Jill Martin <jmartin@trumpnational.com>
Cc: Michael Bolles <mbolles@trumpnational.com>; Lili Amini <lamini@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>; Juan Hernandez <jhernandez@rpvca.gov>
Subject: RE: Center Median

Hi Jill,
Please review the language below, which is taken from the Amended and Restated Declaration of Restrictions, Page 4. This section specifically includes "medians" for the owner to maintain, manage, improve, and enhance. Please let me know if there's other language within this document that disputes this.

1.3 Owners and any subsequent owner(s) of the portions of the Property that comprise the Golf Course shall maintain, manage, and improve and enhance (such improvement and enhancement obligations, however, shall be limited to the extent required under the Project CEQA Environmental Documentation (as defined in the Restated Development Agreement), the HCP (as defined below), Implementing Agreement (as defined below), any separate agreement among or in favor of the parties, and the Conditions of Approval (as defined below) for the Project), to City's reasonable satisfaction, the streets, parkways, medians, paths, trails, park areas, open space areas, parking areas, and fire and emergency access lanes located on the Property and off-site, including on public rights-of-way and certain property owned by the City (including, without limitation, property owned by the City pursuant to the Property Dedication Documents and Easement Dedication Documents, and as shown on Exhibit A-2, attached hereto) (all such City-owned property, the "**City Property**"), and any improvements, public facilities, and/or amenities located thereon, including, without limitation, all fences; signs; planting, vegetation, and landscaping;

Sincerely,
So Kim, AICP

Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, August 01, 2019 1:17 PM
To: Juan Hernandez <jhernandez@rpvca.gov>
Cc: Michael Bolles <mbolles@trumpnational.com>; Lili Amini <lamini@trumpnational.com>; So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Center Median

Dear Juan,
Ms. Amini forwarded your below email on to me for response. Pursuant to Section 11.6 of the Amended and Restated Development Agreement, the Club is not responsible for the maintenance of the medians:

"The Owners acknowledge and agree that they are obligated to install certain improvements and enhancements approved by the City for landscaping on the parkways and median along Palos Verdes Drive South between Schooner Drive and La Rotonda Drive, **but are not obligated to maintain such improvements and enhancements once they are installed."** (emphasis added).

Accordingly, your contention that the Club is responsible for maintaining the medians is in error. If you disagree, please provide me with some authority for your position. Otherwise, we will consider this issue resolved.

Best regards,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: Juan Hernandez [mailto:jhernandez@rpvca.gov]
Sent: Thursday, August 1, 2019 7:30 AM
To: Michael Bolles <mbolles@trumpnational.com>; Albert Gonzales <agonzales@rpvca.gov>
Cc: Elias Sassoon <esassoon@rpvca.gov>; Lili Amini <lamini@trumpnational.com>; Brittany Martinez <BrittanyM@rpvca.gov>
Subject: RE: Center Median

Good Morning Michael Bolles, please see the attached map of highlighted areas. These are the agreed-upon maintenance areas which are the center medians and parkway along Trump properties, staring with La Rotonda through Schooner Dr. on Palos Verdes Drive South.

Juan Hernandez, Superintendent
Department of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Tel:310-544-5221
jhernandez@rpvca.gov

From: Michael Bolles <mbolles@trumpnational.com>
Sent: Wednesday, July 31, 2019 1:02 PM
To: Juan Hernandez <jhernandez@rpvca.gov>; Albert Gonzales <agonzales@rpvca.gov>
Subject: RE: Center Median

Hello,

Can you please attach the picture of the median you are referring to.

Thank you,

Michael L. Bolles
Golf Course Superintendent

Trump National Golf Club
LOS ANGELES

One Trump National Drive
Rancho Palos Verdes, CA 90275
mbolles@trumpnational.com
T: (310)303-3230

From: Juan Hernandez [mailto:jhernandez@rpvca.gov]
Sent: Tuesday, July 30, 2019 5:44 PM
To: Angel Murillo
Cc: Albert Gonzales; Elias Sassoon; Michael Bolles
Subject: RE: Center Median

Good Afternoon Angel, RPV Has not received a response to this email as of yet. In the absence of response, City of Rancho Palos Verdes has had to clean and clear vegetation from the median that has grown unsightly and unmaintained in front of Trump Property. Please send me an expected maintenance schedule for said Median, so the City knows when trimming and maintenance is expected to take place throughout the season.

Juan Hernandez, Superintendent
Department of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Tel:310-544-5221
jhernandez@rpvca.gov

From: Albert Gonzales < >
Sent: Monday, July 22, 2019 8:53 AM
To: amurillo@trumpnational.com
Cc: Juan Hernandez <jhernandez@rpvca.gov>
Subject: FW: Center Median

Good morning Angel,

My name is Albert Gonzales. I work for the City of Rancho Palos Verdes, Public Works Department.

I'm writing to you because I was looking over areas that we maintain throughout the city and noticed that there is a section that belongs to Trumps that should be cleaned up.

Please see picture attached.

We appreciate your cooperation. If you have any questions you can reach me at 310-544-5251 or email.

Thank you,

Albert Gonzales

agonzales@rpvca.gov

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